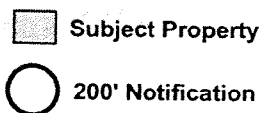


## ZONING CASE: Z2002-264

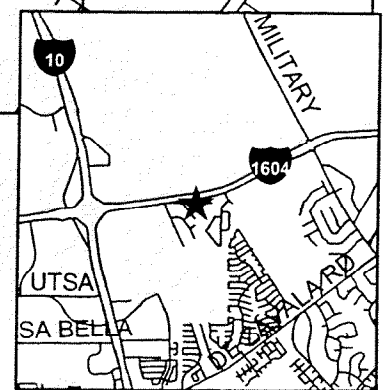
City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To "C-3"  
 Date: FEBRUARY 13, 2003  
 Scale: 1" = 200'



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 F-5



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# CASE NO: Z2002264

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 13, 2003

**Zoning Commission Meeting Date:** January 21, 2003

**Council District:** 8

**Ferguson Map:** 514 F5

**Appeal:** No

**Applicant:** Owner

Kaufman & Associates, Inc.

Beta Growth Investments

**Zoning Request:** From "R-6" Residential Single-Family District to "C-3" Commercial District.

Parcel 7B, NCB 17702

**Property Location:** 4919 Bacon Road

**Proposal:** To allow office space, an OSHA training center and a warehouse.

**Neigh. Assoc. :** Woods of Shavano Community Association

**Neighborhood Plan :** None

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

While the vacant site is not at the corner of a major intersection, where "C-3" Commercial zoning is generally encouraged to locate, it is surrounded by "I-1" General Industrial and "C-3" Commercial zoning classifications. The site is situated on the south side of the eastbound frontage road of Loop 1604, where there is an approximately 10 to 15 foot grade separation from the level of the expressway to the level of the subject site.

Due to this parcel's size, shape and atypical configuration with surrounding tracts, it would be difficult to develop with residential uses. Additionally, this lot is considered a double frontage lot, a characteristic that would enable ease of access for commercial uses off of both Bacon Road and the Loop's frontage road.

**Zoning Commission Recommendation:**

Approval.

**VOTE**

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Chris Looney 207-5889

**Z2002264**

**ZONING CASE NO. Z2002264** January 21, 2003

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single-Family District to "C-3" Commercial District.

Rob Killen, 100 W. Houston, representing the owner, stated they are proposing an office space, an OSHA training center and a warehouse on the subject property.

Staff stated there were 8 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Woods of Shavano Community Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

#### **COMMISSION ACTION**

The motion was made by Commissioner Morell and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on Parcel 7B, NCB 17702 at 4919 Bacon Road.
2. There were 8 notices mailed, 1 returned in opposition and 3 returned in favor.
3. Staff recommends approval.

**AYES: McAden, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, Avila, Morell, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.